

Minutes
Board of Supervisors
Regular Meeting
October 19, 2021

Members present: Morgan Phenix, Chairman At-Large
D. Keith Guzy, Jr., District 1
Allen Louderback, District 2
Mark Stroupe, District 3
Jeff Vaughan, District 5

Absent: Larry Foltz, District 4

Staff Present: Amity Moler, County Administrator
Regina Miller, Assistant County Administrator
Tracy Clatterbuck, Zoning Administrator
Jeff Blevins, Solid Waste Operations Manager
Michael Helm, County Attorney

Call to Order:

Chairman Morgan Phenix called to order the regular session of the Page County Board of Supervisors, at 7:00 p.m., on October 19, 2021, in the Board of Supervisors Room located in the Page County Government Center, 103 South Court Street, Luray, VA 22835. The Call to Order was followed by a Moment of Silence and the *Pledge of Allegiance*.

Adoption of the Agenda:

Motion: Supervisor Guzy moved to adopt the agenda. Supervisor Stroupe seconded and the motion passed by a vote of 5-0. Aye: Phenix, Guzy, Louderback, Stroupe, Vaughan. Nay: None. Absent: Foltz.

Public Hearing - Special Use Permit – Shawn Fittry:

Chairman Phenix opened the public hearing on the special use permit request for Shawn Fittry at 7:01 p.m. The public hearing was advertised as follows:

NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS
SPECIAL USE PERMIT REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on October 19, 2021, in the Board of Supervisors Meeting Room, located in the County Government Building, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following request.

Shawn Fitty has filed an application for a special use permit to operate a commercial parking facility located at 8164 US Hwy 340, Shenandoah, VA. The parcel is identified by tax map number 87-A-80D, contains a total of 13.843 acres, and is currently split-zoned Agriculture (A-1) and Commercial (C-1). The applicant is proposing to use the current five acres at the frontage of the property as a fenced RV storage lot. Pursuant to § 125-12. D (2) of the Page County Zoning Ordinance, commercial parking facilities are only permitted by special use permit in the C-1 zoning district.

Tracy Clatterbuck, Zoning Administrator, reviewed that Shawn Fitty has filed an application for a special use permit for a commercial parking facility located at 8164 US Hwy 340, Shenandoah, VA. The parcel is identified by tax map number 87-A-80D, contains 13.843 acres, and is currently split-zoned Agriculture (A-1) and Commercial (C-1). The property is improved with an existing 50x100 barn and a 48x50 building. The applicant is proposing to use the current five acres at the frontage of the property as a fenced RV storage lot.

Pursuant to § 125-4 of the Page County Zoning Ordinance, commercial parking facilities, is defined as: "An area of land designed or used for the parking or storage of more than five motor vehicles or equipment with at least one axle for more than 10 days in a calendar year, where a fee may be charged for the parking or storage of such motor vehicles or equipment. This definition shall exclude junkyards and automobile graveyards as defined in § 125- 4." Under § 125-12. D (2) of the Page County Zoning Ordinance, commercial parking facilities is only permitted by special use permit.

The Virginia Department of Transportation (VDOT) has indicated that the proposed use is not expected to have an adverse effect on the VDOT right-of-way. The Health Department had no objections to the request. The Building Official also had no objections.

This property falls within the "Agricultural Protection Tier" and into the designation of "Farmland of Statewide Importance".

The Page County Planning Commission held their public hearing on September 14, 2021 and recommended approval (5-1) to the Board of Supervisors.

The applicant will be required to maintain a Page County business license, which will result in additional tax revenue for Page County.

Tyler Austin, Racey Engineering, explained how they would fence in the property to allow all proper access. He said they are willing to go back as far as they can and it will be screened fully.

Supervisor Guzy expressed concern with vehicles parking in the lot that are not being taxed by the county. Mrs. Clatterbuck read the following email from Becky Smith, the Commissioner of the Revenue:

Good Morning Tracy,

Per our conversation regarding the assessment of recreational vehicles which includes RV's and campers. These vehicles are taxable and prorated when they move into our locality and out of our locality.

Annually, we contact all campgrounds and storage lots to receive a list of recreational vehicles that are housed on their property. We also perform a field audit to verify the number of recreational vehicles. These vehicles will be assessed here as long as they are here for more than 30 days. We do not and cannot assess a camper that is located in Page County for 1 week to visit a campground. If a vehicle is moved out of Page County, we are notified by the property owner and/or the owner of the vehicle. In such case the vehicle will remain being taxed by Page County if it is moved to a non-prorating locality.

Supervisor Vaughan suggested that the list of recreational vehicles housed on the property be the responsibility of the property owner to update the County annual on the RV's parked on the property and that this should be included in the special use permit conditions.

Public Hearing Public Comments:

There were no public comments during the hearing. Chairman Phenix closed the public hearing at 7:17 p.m.

Motion: Supervisor Guzy moved that the Page County Board of Supervisors approve the special use permit request from Shawn Fittry for property located at 8164 US Hwy 340, Shenandoah, VA, to operate a commercial parking facility, with the attached special use permit conditions, and to include that the property owner must submit a list of all vehicles on the parked property monthly, to the Commissioner of the Revenue, and that these vehicles will be subject to state and local tax. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Guzy, Louderback, Stroupe, Vaughan, Phenix. Nay: None. Absent: Foltz.

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Special Use Permit

Applicant: Shawn Fittry

Tax Map #: 87-A-80D

Purpose: Commercial Parking Facilities

1. This special use permit is transferable, it will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance, and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of fifty (50) years. This special use permit is limited to the 5-acre commercial zoned portion only.

2. Shawn Fittry, or its successor and/or assigns, shall be in compliance with all County ordinances, the Uniform Statewide Building Code, and all State and Federal agency regulations.
3. The owner shall apply for and maintain a valid Page County Business License to operate the business.
4. The owner shall send a monthly report to the Commissioner of the Revenue that includes the listing of vehicles and/or equipment being stored on the commercial parking facility (for tax collections purposes).
5. It shall be the owner responsibility to notify all lessees that they will be subject to taxation in accordance with County and State laws.
6. All motor vehicles and/or equipment shall be kept inside the screened in area in accordance with the site plan prepared by Racey Engineering, dated 09/09/2021. The screening shall be an eight feet tall chain link fence with green privacy tape as shown on the site plan prepared by Racey Engineering, dated 09/09/2021.
7. All motor vehicles and/or equipment shall have a valid registration and license tag, as required by the Department of Motor Vehicles. The motor vehicles and/or equipment shall also have a valid inspection, as required by law. All vehicles and/or equipment shall be winterized and properly maintained in order to avoid any leakage and/or spills. These requirements shall be reflected in the lease agreement.
8. Any lighting that is provided on the property will be directed downwards, so as not to produce a glare onto adjacent properties or right-of-ways.
9. This special use permit may be revoked upon material noncompliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance or any other Ordinances of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the County shall notify the permitholder, in writing, of the material in noncompliance or violation, and the permitholder shall have thirty (30) days thereafter to cure the material noncompliance or violation. The notice shall be deemed given when hand delivered to the permitholder or when mailed by certified mail, return receipt requested, to the permitholder.
10. Any change of use or expansion of services not included in this special use permit will require an addition, new, or modified special use permit, as required by the Page County Zoning Ordinance, at that time.
11. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.

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Public Hearing - Rezoning Request – IBR Corporation:

Chairman Phenix opened the public hearing on the rezoning request for IBR Corporation at 7:20 p.m. The public hearing was advertised as follows:

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NOTICE OF PUBLIC HEARING
PAGE COUNTY BOARD OF SUPERVISORS

REZONING REQUEST

NOTICE is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, as amended that the PAGE COUNTY BOARD OF SUPERVISORS shall hold a public hearing at 7:00 p.m. on October 19, 2021, in the Board of Supervisors Meeting Room, located in the County Government Building, 103 South Court Street, 2nd Floor, Luray, VA, to receive public comments and to consider the following request.

IBR Corporation has filed an application to rezone property located at 5550 US Hwy BSN 340, Stanley, VA, and further identified by tax map number 72-A-38. The property contains 1.15 acres and is currently zoned as Agriculture (A-1). The applicant is requesting to rezone the parcel to Commercial (C-1). If approved, the existing garage would be used as a metal working/welding shop. Pursuant to § 125-12. B (2) of the Page County Zoning Ordinance, service shops to include metal working and welding are permitted as a by-right use in the C-1 zoning district.

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Tracy Clatterbuck, Zoning Administrator, reviewed the rezoning request for IBR Corporation. She said they submitted an application to rezone property from Agriculture (A-1) to Commercial (C-1). The property is located at 5550 US Hwy BSN 340, Stanley, VA, and is further identified by tax map number 72-A-38, which contains 1.15 acres. The property is currently being used as follows:

#5550 US Hwy BSN 340- Vacant Detached Garage
#5558 A&B US Hwy BSN 340- Retail & Residential Apartment
#227 Vista View Road- Single Family Dwelling
#237 Vista View Road- Single Family Dwelling

IBR Corporation purchased this property in February 2007. Since the zoning ordinance was adopted in 1989, this property has always been zoned as Agriculture. The applicant is requesting to rezone the parcel from Agriculture (A-1) to Commercial (C-1). They would like to lease the existing vacant detached garage to an already established local business that does mobile metal work/welding. The use of the garage would allow them the opportunity to expand their current mobile-only business. Pursuant to § 125-12.B(2) of the Page County Zoning Ordinance, metal working and welding is permitted by-right in the C-1 zoning district. She also noted that retail [§ 125-12. B (1)], accessory and/or upstairs apartments [§ 125-12. B(9)], and single-family dwellings [§ 125-12. B (13)] are all permitted by right under the C-1 zoning district.

The Virginia Department of Transportation (VDOT) had no objection to the rezoning as it has no impact to the existing right-of-way. The Building Official also had no objections. The Health Department had no objections to the rezoning, but said the new proposed business is limited by sewage disposal design of not more than 9 employees. The Planning Commission held their public hearing on September 28, 2021 and recommended approval of the rezoning request (7-0) to the Board of Supervisors.

She said the rezoning of this property from Agriculture (A-1) to Commercial (C-1) is appropriate for this area. This property is located directly on Route 340, about a half a mile from the Town of Stanley limits, and is in the vicinity of already commercially zoned properties.

Approval of this rezoning request could result in business expansion, which means additional tax revenue for Page County.

Public Hearing Public Comments:

There were no public comments during the public hearing. Chairman Phenix closed the public hearing at 7:22 p.m.

Motion: Supervisor Stroupe moved that the Page County Board of Supervisors approve the rezoning request from IBR Corporation for property located at 5550 US Hwy BSN 340, Stanley, VA, and further identified by tax map number 72-A-38, from Agriculture (A-1) to Commercial (C-1). Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Louderback, Stroupe, Vaughan, Phenix, Guzy. Nay: None. Absent: Foltz.

Public Hearing - Budget Amendment:

Chairman Phenix opened the public hearing on the Budget Amendment at 7:25 p.m. The hearing was advertised as follows:

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NOTICE OF PUBLIC HEARING
BUDGET AMENDMENT
PAGE COUNTY BOARD OF SUPERVISORS

On October 19, 2021 at 7:00 p.m., the Page County Board of Supervisors will conduct a public hearing at the Page County Administration building, 103 South Court St., Luray, VA 22835, for the purpose of considering an amendment to the fiscal year 2022 budget. The aggregate amount of the amendments exceeds one percent of the fiscal year 2022 budget and the public hearing is required by Section 15.2-2507 of the Code of Virginia.

REVENUE:	Federal Funds	\$ 4,209,673
	Local Funds	164,029
	Fund Balance	14,059
EXPENDITURE:	Page County Public Schools	\$4,209,673
	General Fund	168,088
	Capital Projects Fund	10,000

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Tyler Olsen, Budget Officer, said Page County Public Schools will receive \$4,209,673 from the federal government's American Rescue Plan's Elementary and Secondary

School Emergency Relief (ESSER) Fund. These funds will be used for a variety of programs and activities. The projected tipping fee revenue from WB Waste Solutions is \$220,000. Of this amount, it is requested that \$59,029 be appropriated for the landfill compactor debt payments. Additionally, the Solid Waste department requests that \$50,000 be appropriated for equipment rent, \$45,000 for the hauling and disposal of construction and demolition debris, and \$10,000 to trade the mini excavator for a telehandler loader. The Page County Sheriff's Office is requesting a carryover of \$13,209 from the fund balance. The amount of \$7,016 was received through the crime prevention outreach program in the prior two fiscal years. These funds will be used to fulfill remaining grant obligations. The remaining \$6,193 was received through the state asset forfeiture program. The Adult Drug Treatment Court requests \$850 of the fund balance to be appropriated for expenses not covered by the Court's grant, such as cell phone and fuel costs. He recommended appropriation of all funding requests.

Supervisor Guzy asked if the ESSER III Funds the school received was a grant. Mrs. Moler said the ESSER II funds is similar to the CARES money and they can spend it several ways. Supervisor Guzy said that the Board approved funds from CARES money for school projects and he asked what these funds will be used for. Mrs. Moler replied that the CARES money the County gave was to pay for buses and updated HVAC's. The schools are using that money now for paving parking lots and will use ESSER II funds for the other projects. Supervisor Guzy and Louderback suggested that the schools provide a side-by-side comparison on how they will spend the funds.

Public Comments on the Public Hearing:

There were no public comments during the hearing. Chairman Phenix closed the public hearing at 7:33 p.m.

Motion: Supervisor Guzy moved to approve the appropriation of the requested funds in the amount of \$4,387,761 as outlined above. Supervisor Louderback seconded and the motion carried by a vote of 5-0. Aye: Stroupe, Vaughan, Phenix, Guzy, Louderback. Nay: None. Absent: Foltz.

Supplemental Appropriations requests:

Department	Description	Revenue Source	Expenditure	Amount
Page Co. Public Schools	ESSER III Funds	Federal Government	PCPS	\$4,209,673
Debt Service	Compactor Debt Payments	Landfill Charges 101-0000-316-08-02	Al-Jon Compactor 101-9430-541-58-37	59,029
Battle Creek Landfill	Equipment Rent	Landfill Charges 101-0000-316-08-02	Equipment Rent 101-4241-442-54-10	50,000
Battle Creek Landfill	Construction Debris Removal	Landfill Charges 101-0000-316-08-02	Contractual Services 101-4241-442-30-40	45,000
CIP	Landfill Equipment	Landfill Charges 101-0000-316-08-02	Landfill Equipment 301-9420-541-80-23	10,000
Sheriff's Office	Crime Prevention Educational Outreach Carryover	Fund Balance 101-0000-341-04-07	CP Edu. Outreach 101-3130-431-59-58	7,016
Sheriff's Office	State Asset Forfeitures Carryover	Fund Balance 101-0000-341-04-07	Asset Forfeitures 101-3121-431-58-09	6,193

Drug Treatment Court	Expenses Not Covered by Grant	Fund Balance 101-0000-341-04-07	Phone and Fuel	850
Total				\$4,387,761

Presentations, Proclamations and Awards:

Landfill Update & Revised Fee Schedule:

Jeff Blevins, Solid Waste Operations Manager, gave a presentation on the 90-day trial period with WB Waste Solutions. He said the trial is from August 1, 2021 to October 30, 2021. During the trial period, WB was to deliver approximately 150 tons of municipal solid waste per day to Battle Creek Landfill. In addition, WB was to remove all construction and demolition debris that is delivered to the landfill from other sources. They were to remove all commingled recycling (unbaled) and take to their MRF for recycling. During this trial period, he said that operations went very well and they are committed to continue working with the County as a valued partner. He then reported on the waste in as well as construction and demolition debris and recycling out and the associated expenditure and revenues for each.

He noted that the amount of revenue generated from WB Waste will be instrumental in funding additional cells. Additionally, the removal of construction and demolition material allows for optimal compaction and longer cell life. He recommended that the Board enter into a five-year contract with WB Waste, beginning November 1, 2021, with the possibility of two additional renewal periods.

Supervisor Guzy suggested that a clause be added to the agreement that the landfill cannot exceed the permit cap on waste.

Mr. Blevins then reviewed the proposed revised tip fee schedule for the landfill. All county residents will still be able to dispose of bagged household/residential trash for free. He proposed that mattresses and box springs be assessed a \$5.00 fee or \$3.00 fee if they only bring one or the other. Residents with mixed loads of bagged waste and C&D will be charged \$60 per ton. An increase is proposed for tires depending on the size from \$2 to \$5 per tire. Brush will be assessed a fee of \$35 per ton because the County has to pay to have it mulched. A \$10 scale fee is proposed for individuals who need something weighed. The Board directed Mr. Blevins to negotiate fees with commercial haulers bringing bagged residential trash. The Board also directed him to schedule a household cleanup day.

Discussion then ensued regarding the town's waste being brought to the landfill for free. It was consensus of the Board to direct the County Administrator to have conversations with the three towns to discuss a fee schedule with them for disposing of their waste and recycling.

Motion: Supervisor Guzy moved that the Page County Board of Supervisors approve the WB Waste Solution agreement, after review by legal counsel, and to add a clause that the waste they bring cannot exceed the DEQ permit capacity, that the charges and fees would be changed as they are changed for citizens, and in conjunction approve the revised tip fee schedule and allow all residential waste delivered by a resident disposed

of for free. Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Vaughan, Phenix, Guzy, Louderback, Stroupe. Nay: None. Absent: Foltz.

Public Comments on Agenda Items:

There were no speakers during Public Comments on Agenda Items.

Action Matters:

Resolution to Establish the County Administrator as the Local Board of Social Services:

Mrs. Moler said the Board previously approved to establish the County Administrator as the Local Board of Social Services. However, the Regional Department of Social Services would like it in a resolution form.

Motion: Supervisor Vaughan moved that the Page County Board of Supervisors adopt the Resolution to Establish the County Administrator as the Local Board of Social Services. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Phenix, Guzy, Louderback, Stroupe, Vaughan. Nay: None. Absent: Foltz.

**RESOLUTION TO ESTABLISH THE COUNTY ADMINISTRATOR AS THE LOCAL
BOARD OF SOCIAL SERVICES**

WHEREAS, the Page County Social Services Board has heretofore been operating as an administrative Board under the authority of §63.2-302 of the Code of Virginia (1950), as amended; and,

WHEREAS, the Board of Supervisors of the County of Page, Virginia desires to establish the administrative Board and re-establish the Board in the County Administrator pursuant to the authority of §63.2-302 of the Code of Virginia (1950), as amended; and

WHEREAS, the Board of Supervisors of the County of Page, Virginia desires the administrative Board to be reconstituted as an advisory Board pursuant to the provisions of §63.2-305 of the Code of Virginia (1950), as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PAGE COUNTY, VIRGINIA:

1. The Page County Social Services Board, operating as an administrative Board under the authority of §63.2-302 of the Code of Virginia (1950), as amended, is hereby disestablished, disbanded and revoked of authority and office, and shall be reconstituted as the Page County Social Services Advisory Board pursuant to the provisions of §63.2-305 of the Code of Virginia (1950) as amended.

2. Pursuant to §63.2-302 of the Code of Virginia (1950) as amended, the County Administrator is hereby designated to be the local Board of Social Services.

Board and Commission Appointments:

Regina Miller, Assistant County Administrator, reviewed the following vacancies for Board and Commissions.

Airport Authority:

The term of Powell Markowitz has expired. Powell is interested in serving another four-year term. The new term would begin immediately and expire August 20, 2025.

Motion: Supervisor Guzy moved to reappoint Powell Markowitz to the Luray-Page County Airport Authority for a four-year term that will expire on August 20, 2025. Supervisor Louderback seconded and the motion carried by a vote of 5-0. Aye: Guzy, Louderback, Stroupe, Vaughan, Phenix. Nay: None. Absent: Foltz.

Board of Zoning Appeals:

The term of John Coleman, District 2 representative, on the Board of Zoning Appeals, expires on November 8, 2021. Mr. Coleman is interested in serving another term and Supervisor Louderback would like to reappoint him. The Board will need to recommend the appointee to the Circuit Court Judge who will make the appointment.

Motion: Supervisor Louderback moved to recommend John Coleman for reappointment, as the district 2 representative, to the Board of Zoning Appeals, for a five-year term beginning on November 9, 2021 and expiring on November 8, 2026. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Louderback, Stroupe, Vaughan, Phenix, Guzy. Nay: None. Absent: Foltz.

Economic Development Authority:

A vacancy exists on the EDA for the Town of Luray's representative. The Town Council has nominated Meredith Dees to fill an unexpired term through January 31, 2023.

Motion: Supervisor Vaughan moved to appoint Meredith Dees, to the Economic Development Authority, as the Town of Luray's representative, to fill an unexpired term through January 31, 2023. Supervisor Guzy seconded and the motion carried by a vote 5-0. Aye: Stroupe, Vaughan, Phenix, Guzy, Louderback. Nay: None. Absent: Foltz.

Northwestern Community Services Board of Directors:

A vacancy exists on the Northwestern Community Services Board, due to the resignation of Wendy Bundy. An appointment is needed to fill an unexpired term through December 31, 2022.

The NWSCB meetings are held on the third Wednesday of each month at 6:30 p.m., at their offices in Front Royal.

Mrs. Miller suggested posting this on the County's Facebook page and website.

Consent Agenda:

Motion: Supervisor Guzy moved to approve the Consent Agenda as follows:

- Financial reports for the periods of September 1-30, 2021;
- Accounts payable checks, payroll checks, payroll direct deposits, and payroll tax related electronic fund transfers totaling \$2,254,617.98 for the month of September 2021;
- Minutes of September 7, 2021, September 9, 2021, and September 21, 2021.

Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Vaughan, Phenix, Guzy, Louderback, Stroupe. Nay: None. Absent: Foltz.

Old Business:

Supervisor Stroupe reminded staff of the Resolution for the Stanley Fire Department, for the brave act of saving the life of someone in a house fire. Mrs. Moler indicated that she would prepare a certificate or resolution for the Board to present.

New Business:

Review of Rezoning Request & Special Use Permit Request – Yvonne Berezoski:

Tracy Clatterbuck, Zoning Administrator, explained the two-part review for Yvonne Berezoski. The application to rezone from Residential (R) to Agriculture (A-1) and application for a special use permit amendment to expand an existing campground.

Yvonne Berezoski (owner and operator of Outlanders River Camp) and Blue Water Development Corporation (purchaser) have filed an application to rezone property located at 4253 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73 (totaling 81.813 acres). The property is currently zoned as follows: approximately 28.448 acres zoned as Agriculture (A-1), approximately 43.376 acres zoned as Residential (R), and approximately 9.9896 acres zoned as Commercial (C-1). The applicant is requesting that the portion of the property currently zoned as Residential (43.376 acres) be rezoned to Agriculture (A-1). If approved, approximately 9.9895 acres would remain zoned as Commercial (C-1) and approximately 71.824 acres would be zoned Agriculture (A-1). The rezoning of this parcel would allow for the expansion of the existing campground.

The applicant is also requesting to rezone property located at 4259 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73A (totaling 3.00 acres). The property is currently zoned as Residential (R) and is improved with an existing single-family dwelling. The applicant is requesting that the property be rezoned from Residential (R) to Agriculture (A-1). If approved, this parcel would also be used in conjunction with the campground.

Pursuant to §125-10 D. (9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the agriculture (A-1) zoning district. They are not permitted by-right or by special use permit in the Residential (R) zoning district.

In addition to the rezoning request, Yvonne Berezoski (owner and operator of Outlanders River Camp) and Blue Water Development Corporation (purchaser) has also filed an application for a special use permit amendment to expand the existing campground located at 4253 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73 (totaling 81.813 acres). The applicant is also requesting a special use permit be granted for property located at 4259 US Highway 211 West, Luray, VA, and further identified by tax map number 49-A-73A (totaling 3.00 acres). If approved, this parcel would also be used in conjunction with the campground. Pursuant to § 125-10 D. (9) of the Page County Zoning Ordinance, campgrounds are only permitted by special use permit in the agriculture (A-1) zoning district. The existing campground is currently improved by 40 RV sites, three cabins, 28 separate campsites, and 18 primitive campsites, all of which are located on the agriculturally zoned parcel and are all currently subject to the requirements of the existing special use permit granted on February 19, 2008. As shown on the attached proposed detailed concept plan, the purchaser is proposing the addition of 153 RV sites, 80 new cabins, and 59 safari/glamping sites. This will increase the campground to a total of 353 usable camping sites together, with amenities, including bathhouses and other facilities as shown on the proposed concept plan.

She urged the Commission and Board to carefully consider any proposed conditions that are attached to the special use permit.

Motion: Supervisor Guzy moved that the Page County Board of Supervisors and Page County Planning Commission hold a joint public hearing on November 17, 2021 on the above-described rezoning and special use permit applications, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia 15.2-2204. Supervisor Louderback seconded and the motion carried by a vote of 5-0. Aye: Phenix, Guzy, Louderback, Stroupe, Vaughan. Nay: None. Absent: Foltz.

Review of Special Use Permit – Board of Supervisors:

Tracy Clatterbuck, Zoning Administrator, said The Board of Supervisors, Page County Virginia, has filed an application for a special use permit to construct a new 100' monopole tower with antennas located on State Route 682 (Tanners Ridge Road), Stanley, VA. The parcel is identified by tax map number 100-A-11A, contains 1.783 acres, and is zoned as Woodland-Conservation (W-C). The property is improved with numerous existing towers and an existing equipment shelter.

Pursuant to §125-30.3 F(I)(b)[2] (Wireless communications facilities) of the Page County Zoning Ordinance, any new tower in the W-C zoning district requires a special use permit.

Motion: Supervisor Stroupe moved that the Page County Board of Supervisors hold public hearings on the §15.2-2232 Review (as required in the Code of Virginia) and the special use permit application at the November 3, 2021 work session, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-

2204. Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Guzy, Louderback, Stroupe, Vaughan, Phenix. Nay: None. Absent: Foltz.

Open Public Comments:

Ken Farkus expressed concern about the Siting Agreement with Urban Grid and said he feels it is not in compliance with the Comprehensive Plan. It will not protect our agricultural lands, our water or Page County's vision. He asked the Board to do their homework.

Beth Snider asked the Board to look at the issues in Essex and Spotsylvania Counties with their solar farms. She asked why the County accepted a special use permit application for solar when we were under a moratorium. She said the Board needs to be listening to the 550 comments from people who have spoken against solar.

Clyde Humphrey cited several sections from the Zoning Ordinance and explained why he feels the solar projects do not comply. The County is acting outside the law. Passing a solar ordinance and adding it to the Zoning Regulations under Article 5 will fix it.

Administrator's Report:

Mrs. Moler read a letter that was received from a citizen to the Board who is against the airport expansion project. She read the letter to the Board. Next, she reminded the Board of the ribbon cutting ceremony for the Alma boat landing for Friday, October 22, 2021, from 12 noon to 2:00 p.m. Lastly, she noted the upcoming retirement of Tony Painter and Cheryl Vile. Mr. Painter's last day will be October 28, 2021 and Mrs. Vile's will be in mid-November. She plans to hire a Recreation Director, but not until after the first of the year.

Supervisors Time:

Supervisor Vaughan said this has been a good meeting and he asked everyone to keep Supervisor Foltz in their prayers. He thanked Jeff Blevins for all his hard work at the landfill. He informed the citizens that the Supervisors are listening to their concerns about solar. He expressed concern over the Dogwood solar project and said it seems the site has been moved and wanted to know who was approving it.

Chairman Phenix thanked Jeff Blevins, Tracy Clatterbuck and Mrs. Moler for all the work they put into these projects.

Supervisor Louderback commented that he was excited because economic development is coming together on a small scale. He too wants to keep an open mind about solar but is also concerned over the Dogwood project.

Supervisor Stroupe thanked everyone for coming to the meeting.

Supervisor Guzy thanked Jeff Blevins and his team for all the hard work they do and is excited that the County can finally allow citizens to dump bulky waste for free.

Closed Session:

Motion: Supervisor Guzy moved that the Page County Board of Supervisors convene in closed session under the Virginia Freedom of Information Act to consult with legal counsel on legal matters for the provision of legal advice on a land use matter, pursuant to Section 2.2-3711(A)(8) of the Code of Virginia and to discuss personnel matters relating to the assignment, appointment, performance and salary of the County Administrator, pursuant to Section 2.2-3711(A)(1) of the Code of Virginia. Supervisor Vaughan seconded and the motion carried by a vote of 5-0. Aye: Louderback, Stroupe, Vaughan, Phenix, Guzy. Nay: None. Absent: Foltz.

Motion: Supervisor Guzy moved the closed meeting be adjourned and the Page County Board of Supervisors reconvene in open session. Supervisor Stroupe seconded and the motion carried by a vote of 5-0. Aye: Stroupe, Vaughan, Phenix, Guzy, Louderback. Nay: None. Absent: Foltz.

Certification of Closed Meeting:

To the best of my knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711 (A) of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting.

<u>Recorded Roll Call Vote:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
D. Keith Guzy, Jr.	X			
Allen Louderback	X			
Mark Stroupe	X			
Larry Foltz			X	
Jeff Vaughan	X			
Morgan Phenix	X			

Adjourn: p.m.

With no further business to discuss, Chairman Phenix adjourned the meeting.



Morgan Phenix, Chairman



Amity Moler, County Administrator